

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 899 Riverside St		Owner: Spurwink School		Phone:		Permit No 970423	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: C.N. Cimino		Address: 3 Warren Ave Westbrook, ME 04092		Phone: 854-8876		Permit Issued: MAY - 7 1997	
Past Use: Fed Only		Proposed Use: <u>Office</u>		COST OF WORK: \$ 400,000.00		PERMIT FEE: \$ 2,020.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B Type: 53	
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Proposed Project Description: Construct Office Building Fed Permit Pulled Prior to this application				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
				Signature: _____ Date: _____			
Permit Taken By: Mary Gresik		Date Applied For: 01 May 1997					

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT *Michael Cimino* ADDRESS: _____ DATE: *01 May 1997* PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm	
Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
Date: <i>9/1/97</i>	
CEO DISTRICT 7	

COMMENTS

6/16/97 - Foundation Built under permit # 97-0266
 8/6/97 - Framing / Rough plumbing ok - ok to Close

9/18/97 - Call for permit

① LER Ex Stairs and Balustrades - (Lt Mac)

② Middle Stairs 1st to Bsmt, alone at Bsmt - Ceiling/Walls
 seams not taped for Reg'd 1hr rating - otherwise ok for CJO

10/2/97 - Rechecked 1st 2 above ok - ok for CJO
 Waiting for DRC

11/5/97 Call from Owner / Refused to DRC 3/4/98 DRC ok

2/4/98 Permit + CJO of Permits #97-0072; 97-0266 & 97-0423

Entire - School Administrative Office

No limitations

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 899 Riverside St 326-B-004

Issued to Spurwink School

Date of Issue 05 March 1998

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 970266 & 970072, 970423, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

School Administrative Offices

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

3/5/98
(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

Kevin -

855
3/4

Jimi Wendell checked
w/ Sara Hopkins

5 ft easement granted

- to city from Spurwink

- permanent Cog O

OK - 899 Riverside

SPURWINK SCHOOL - Vicki



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: October 10, 1997

RE: Request for Certificate of Occupancy
Spurwink School
899 Riverside Street

A site visit was made on October 10, 1997 to review the completion of the site plan improvements. The general contractor was on site for questions. My comments are:

1. In general, the site is in very good condition.
2. The courtyard area beside additions 1 and 2 is significantly different than the approved site plan. The file has no documentation for the revised plan change. It appears that the revision was not reviewed and approved by the Planning Department. It is my opinion that the revision is an equal from an aesthetic and functional point of view with the original plan. Sarah Hopkins requested that a revised plan be submitted by the applicant.
3. The type "B" exterior lights are not in place; however the bases are installed. The contractor indicated that they are on order.
4. Riprap apron for the 12" storm drain at the southerly property line is incomplete; appreciable erosion is occurring in the outlet area.
5. The stormwater management plan requires that the runoff from the 12" storm drain line in item 4 drains to the detention pond. Based on my field observations, it is not definitively clear that this will occur. The existing topography is not quite shaped as implied by the site plan. Recommend that an 8" deep by 2'-3' wide swale be excavated from the 12" drain pipe to the detention basin. The excavated material could be side cast to the outside to construct a small berm to channel the pipe discharge to the detention basin. The area should then be loamed, seeded and mulched.
6. Mike White of White Bros. Construction, the site work contractor, called to discuss items 4 and 5 above. Currently he is very busy managing the completion of his current work load as the end of the construction season approaches. Consequently he indicated that he will complete items 4 and 5 in approximately 4 weeks.

on file
7.

The file has no documentation that the 5' easement to the City for future road construction has been executed. If it has not been executed, then I recommend that it be completed as soon as possible.

It is my opinion that a **temporary Certificate of Occupancy could be issued** assuming Code Enforcement has no outstanding issues.

cc: Sarah Hopkins, Senior Planner
Steve Doe, Sebago Technics
Kathi Staples, City Engineer
Anthony Cimino, General Contractor
Mike White, Site Contractor



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Fax To: 603-432-0072

Page 1 of 1
Date: 10/29/96

Handwritten:
Mr. [unclear]
100 [unclear] St.
Portland, ME 04101
603-432-0072

WINSTON S. PILLSBURY

REAL ESTATE APPRAISALS

October 24, 1996

Kentia Campbell
603-833-4320
City of Portland
Portland, ME 04101

Re: 12 Marine Drive, Portland, Maine (aka lot #2)

Dear Ms. Campbell,

I had a telephone conversation this date, this
regarding the turbine applying the comments in the referenced
Hazardous Waste Inspection Report #92001.

On 10/29, 1996 I met the subject, Greg Holdren, on
the subject. The HOD-required "Righting" inspection. At the
the building appeared to be properly fireproofed. Some
plumbing were completed, and insulation was in
place, ready for ground application.

Sincerely,

Winston S. Pillsbury
Winston S. Pillsbury
HUD Inspector #2070

RP 10/29/96